FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

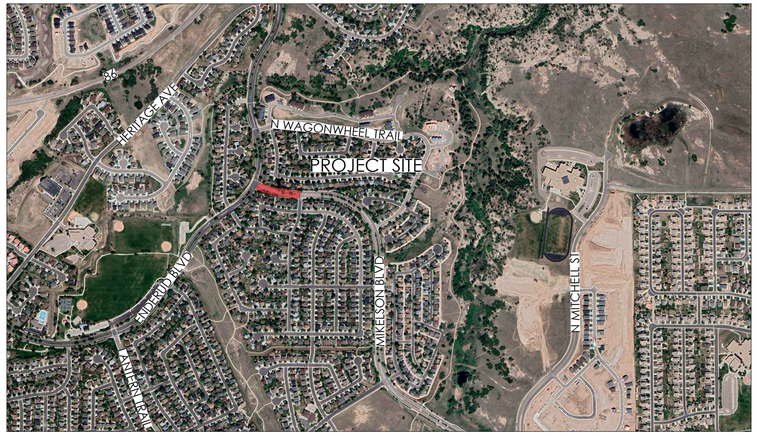
STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING NORTH 89°23'49" EAST, A DISTANCE OF 1,313.91 FEET
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024

TOWN OF CASTLE ROCK STANDARD GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF CASTLE ROCK (TCR) MUNICIPAL CODE, TCR TECHNICAL MANUALS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE TECHNICAL MANUAL OR ANY APPLICABLE STANDARDS, THE MORE STRINGENT STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TCR CONSTRUCTION INSPECTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
3. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. CONTRACTOR SHALL PROVIDE A MINIMUM SEVENTY-TWO (72) HOURS NOTICE TO THE ON-SITE TCR CONSTRUCTION INSPECTOR, (720) 733-2200, PRIOR TO MAKING ANY CONNECTIONS/TIE-INS TO EXISTING WATER, SANITARY SEWER, AND/OR STORM SEWER SYSTEMS PROVIDED THAT THE UTILITY TIE-IN DOES NOT DISRUPT SERVICE TO EXISTING CR WATER CUSTOMERS. IF THE TIE-IN WILL DISRUPT UTILITY SERVICE, THEN CONTRACTOR SHALL PROVIDE A MINIMUM OF THREE (3) WEEKS NOTICE TO THE TCR CONSTRUCTION INSPECTOR TO ALLOW TIME FOR CR WATER TO PROVIDE WRITTEN NOTIFICATION TO EXISTING CUSTOMERS AFFECTED BY THE TIE-IN. ALL TOWN UTILITY TIE-INS MUST BE APPROVED BY CR WATER PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE CRITERIA AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
8. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TCR CONSTRUCTION INSPECTOR IMMEDIATELY.
9. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
10. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH MUTCD TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY OR STATE) FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR AS DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED UNLESS SPECIFICALLY NOTED OTHERWISE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO THE TCR CONSTRUCTION INSPECTOR AT ALL TIMES.
13. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT LANDSCAPE ARCHITECT FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
14. ALL INITIAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PER THE TEMPORARY EROSION & SEDIMENT CONTROL (TESC) PLAN PRIOR TO ANY EARTH-DISTURBING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE STORMWATER INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGES.
15. THE CONTRACTOR SHALL PROVIDE AN ACTION PLAN IMMEDIATELY FOLLOWING THE PRE-CONSTRUCTION MEETING DETAILING SUFFICIENT MEANS TO MITIGATE DUST ON SITE DURING OVERLOT GRADING, ROCK CRUSHING OR OTHER EARTHWORK ACTIVITIES. IF THE CONTRACTOR FAILS TO CONTROL DUST, ALL EARTH DISTURBING ACTIVITIES SHALL BE STOPPED UNTIL SUFFICIENT MEASURES ARE TAKEN TO THE TOWN'S SATISFACTION. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO AIR QUALITY REGULATIONS FOR LAND DEVELOPMENT, AS REQUIRED.
16. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS.
17. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS UNLESS SPECIFICALLY APPROVED BY THE TCR CONSTRUCTION INSPECTOR AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE PUBLIC WORKS DIRECTOR.
18. NO SOLID OBJECT (EXCLUDING FIRE HYDRANTS AND TRAFFIC CONTROL DEVICES AND TRAFFIC SIGNS) EXCEEDING THIRTY(30) INCHESIN HEIGHT ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET, INCLUDING BUT NOT LIMITED TO BUILDINGS, UTILITY CABINETS, WALLS, FENCES, LANDSCAPE PLANTINGS, CROPS, CUT SLOPES, AND BERMS, SHALL BE PLACED WITHIN SIGHT DISTANCE LINES AND SIGHT DISTANCE EASEMENTS.
19. THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN AS PER FEMA FIRM PANEL NO. 0835C0193G & 0835C0306G DATED 3/16/2016.
20. ELEVATION ARE BASED ON NGS BENCHMARK V336, BEING A 3 ½" BRASS CAP SET IN A GRANITE ROCK ON THE SOUTH SIDE OF HIGHWAY 86, APPROXIMATELY 1550 FEET SOUTHWEST OF THE INTERSECTION OF HIGHWAY 86 AND ENDERUD BLVD.
    ELEVATION = 6554.51 (NAVD 88)
21. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N88°40'05"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 8, BEING MONUMNETED BY A FOUND 3 ¼" ALUMINUM CAP PLS # 12405 AT THE NORTHWEST CORNER AND A FOUND 2 ½" ALUMINUM CAP PLS # 28656 AT THE NORTH QUARTER CORNER.

VICINITY MAP



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Scale: NTS

SHEET INDEX

SHEET #		SHEET NAME
1	LC.0	COVER
2	LS.1	SITE INVENTORY
3	LDP.1	DEMOLITION PLAN
4	IR.1	IRRIGATION PLANS
5-6	IR.2-3	IRRIGATION DETAILS
7-8	LN.1	LANDSCAPE NOTES
9	LP.1	LANDSCAPE PLANS
10	LM.1	MULCH PLANS
11-13	LD.1-3	DETAILS

INDEMNIFICATION AND ADHERENCE TO STANDARDS STATEMENTS

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF CASTLE ROCK FOR CONCEPT ONLY. THE REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE REVIEWING DEPARTMENT, THE TOWN ENGINEER, OR THE TOWN OF CASTLE ROCK FOR ACCURACY AND CORRECTNESS OF THE CALCULATIONS. FURTHERMORE, THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CASTLE ROCK MUNICIPAL CODE, TECHNICAL MANUALS AND/OR OTHER TOWN-APPROVED APPLICABLE STANDARDS.

FIELD CHANGE ORDER TABLE

FCO#	DATE	PURPOSE/DESCRIPTION

OWNER
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4 & FOUNDERS VILLAGE METROPOLITAN DISTRICT
6551 S. REVERE PARKWAY, SUITE 265
CENTENNIAL, CO 80111
(303) 564-1948
CONTACT: KARL KASCH

LANDSCAPE ARCHITECT
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: SARAH MOLL

CIVIL ENGINEER
TERRACINA DESIGN
10200 E. GIRARD AVE, SUITE A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: MARTIN METSKER

IRRIGATION
AVOCET IRRIGATION DESIGN
7114 W JEFFERSON AVE
LAKEWOOD, CO 80235
(303) 986-2175
CONTACT: DAVID ZICKERMAN

LAND SURVEYOR
AZTEC CONSULTANTS
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
(303) 327-7483
CONTACT: TONY PEALL

TOWN OF CASTLE ROCK PUBLIC WORKS
4175 CASTLETON CT,
CASTLE ROCK, CO 80109
(720) 733-2462
CONTACT: GENERAL OFFICE

CASTLE ROCK WATER
175 KELLOGG CT,
BUILDING 171
CASTLE ROCK, CO 80104
(303) 660-1373
CONTACT: GENERAL OFFICE

CASTLE ROCK DEVELOPMENT SERVICES
100 N. WILCOX ST.
CASTLE ROCK, CO 80104
(720) 896-8696
CONTACT: GENERAL OFFICE

ELECTRIC
CORE ELECTRIC
5469 N U.S. HWY 85
P.O DRAWER A
SEDALIA, CO 80135
(303) 688-3100

CABLE
COMCAST
118 WILCOX ST., UNIT B
CASTLE ROCK, CO 80104
(303) 930-2000

PHONE
CENTURY LINK
1801 CALIFORNIA ST.
DENVER, CO 80202
(303) 296-2787

GAS
BLACK HILLS ENERGY
1515 WYNKOOP ST. 5TH FLOOR
DENVER, CO 80202
(888) 890-554

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION; IN ACCORDANCE WITH ALL APPLICABLE TOWN OF CASTLE ROCK AND STATE OF COLORADO STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

(CIVIL ENGINEER SIGNATURE AND SEAL HERE) DATE

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

NOT FOR CONSTRUCTION

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

COVER

SHEET NUMBER

LC.0

SHEET 1 OF 13

September 11, 2024

9/11/2024 11:07 AM, 11:07 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\1.1-SHEETS\PHASE 1C COVER 1C.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

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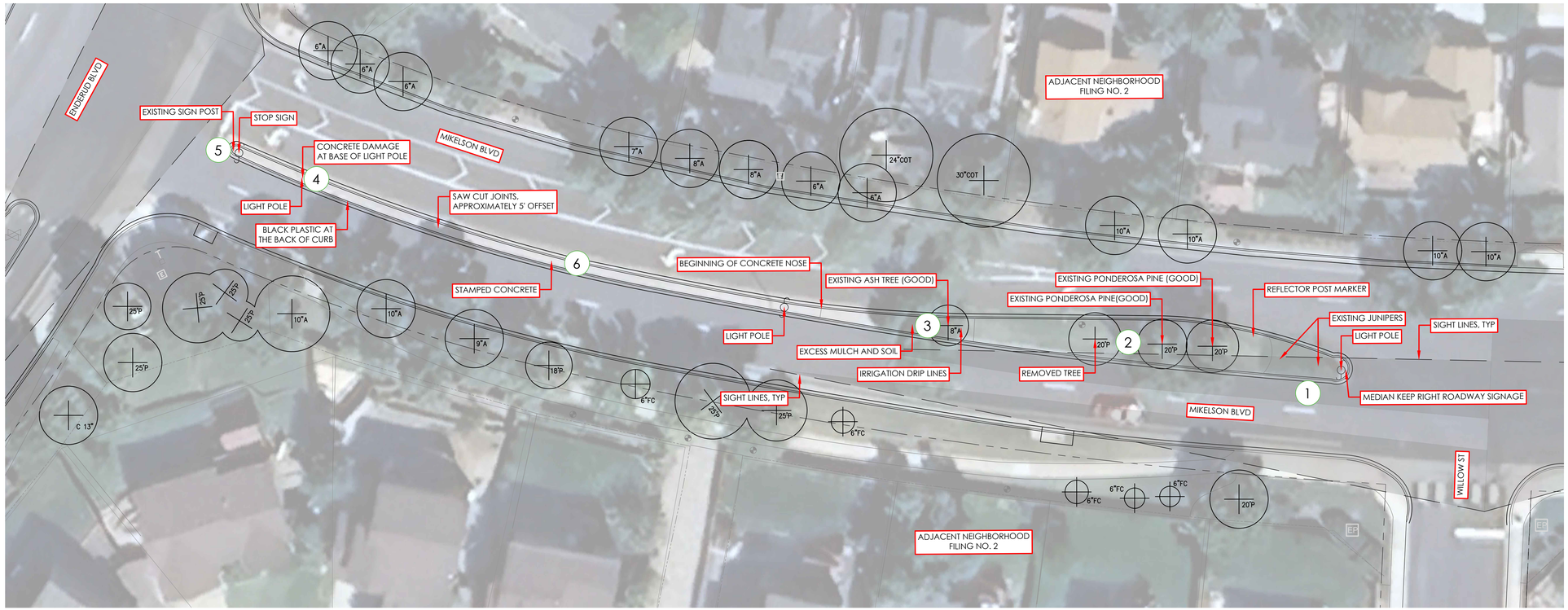
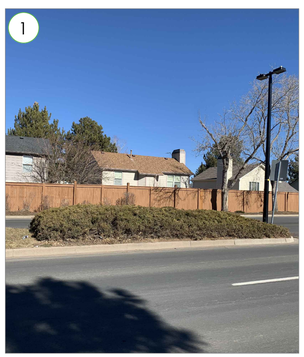


NOTES:

1. EXISTING IRRIGATION MAINLINE AND POP UP HEADS TO BE DISCONNECTED AND ABANDONED.



1 VIEW LOOKING NORTH TOWARDS MEDIAN AT EXISTING SHRUB BED WITH LIGHT POLE, SIGNAGE, AND REFLECTOR POST MARKER.

2 VIEW LOOKING AT HEALTHY PONDEROSA PINE TREE.

3 VIEW LOOKING EAST TOWARDS EXCESS MULCH AND SOIL.

4 VIEW LOOKING AT EXISTING STAMPED/COLORED CONCRETE AND DAMAGE AT THE BASE OF LIGHT POLE.

5 VIEW LOOKING AT EXISTING SIGNAGE POST.

6 VIEW LOOKING AT FLECKING/ SPALDING OF EXISTING STAMPED/COLORED CONCRETE.

Scale: 1"= 20'-0"

0 10 20 40

N

811 Know what's below. Call before you dig.

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

NOT FOR CONSTRUCTION

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

SITE INVENTORY

SHEET NUMBER

LS.1

SHEET 2 OF 13

September 11, 2024

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FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
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TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024

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0 10 20 40

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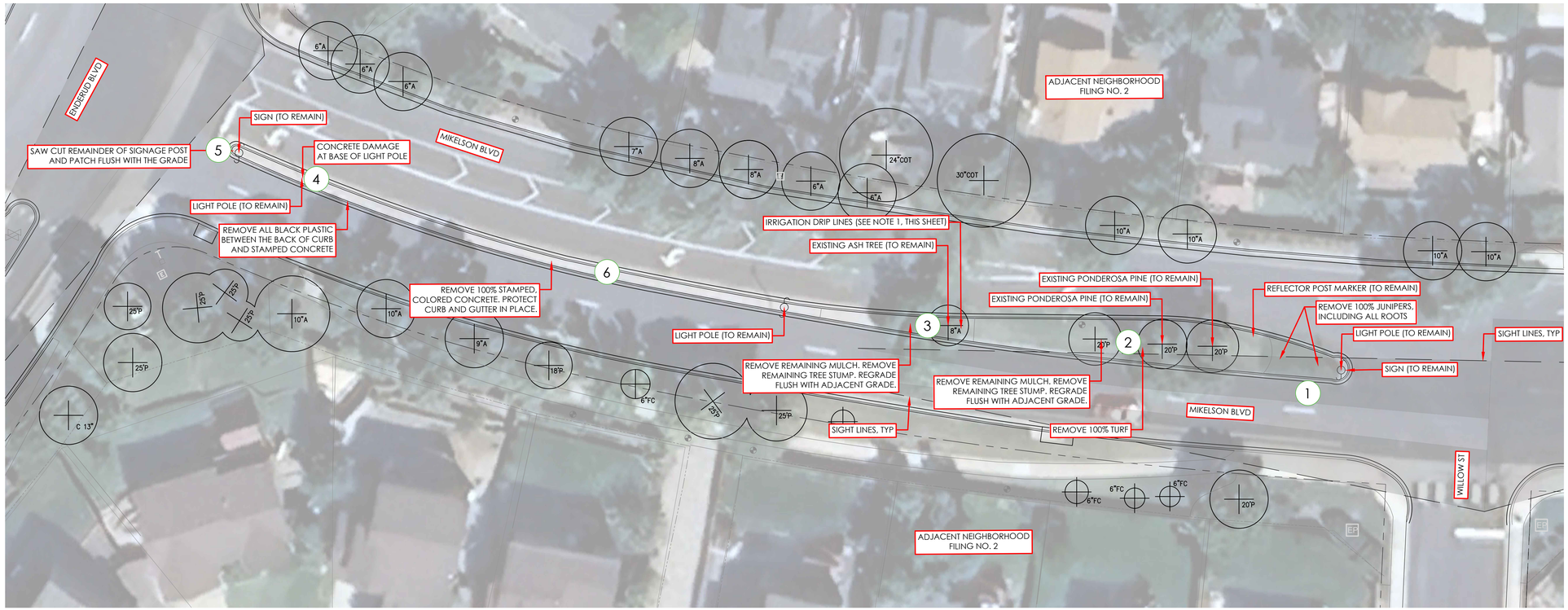

NOTES:

1. EXISTING IRRIGATION MAINLINE AND POP UP HEADS TO BE DISCONNECTED AND ABANDONED. REMOVE MAINLINE, SPRAY HEADS, AND LATERALS AS REQUIRED TO PROVIDE SPACE FOR NEW IRRIGATION SYSTEM. PROTECT POINT OF CONNECTION IN PLACE.
2. ALL TREES NOTED "TO REMAIN" SHALL BE PROTECTED PER THE TREE PROTECTION DETAILS, SEE SHEET XX.
3. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL EXISTING UTILITIES IN PLACE.
4. TURF MAY BE REMOVED VIA CUTTING, DIGGING, AND SMOTHERING. TURF NEAR TREE ROOTS SHALL BE REMOVED BY HAND. CARE SHALL BE TAKEN TO NOT DAMAGE ANY TREE ROOT.

VIEW LOOKING NORTH TOWARDS MEDIAN AT EXISTING SHRUB BED WITH LIGHT POLE, SIGNAGE, AND REFLECTOR POST MARKER.

VIEW LOOKING AT HEALTHY PONDEROSA PINE TREE TO REMAIN.

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PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

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APPROVED BY:

DEVELOPMENT SERVICES

terracina design
td
12020 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

DATE:

REVISION #:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SHEET TITLE

DEMOLITION PLANS

SHEET NUMBER

LS.1

SHEET 3 OF 13

September 11, 2024

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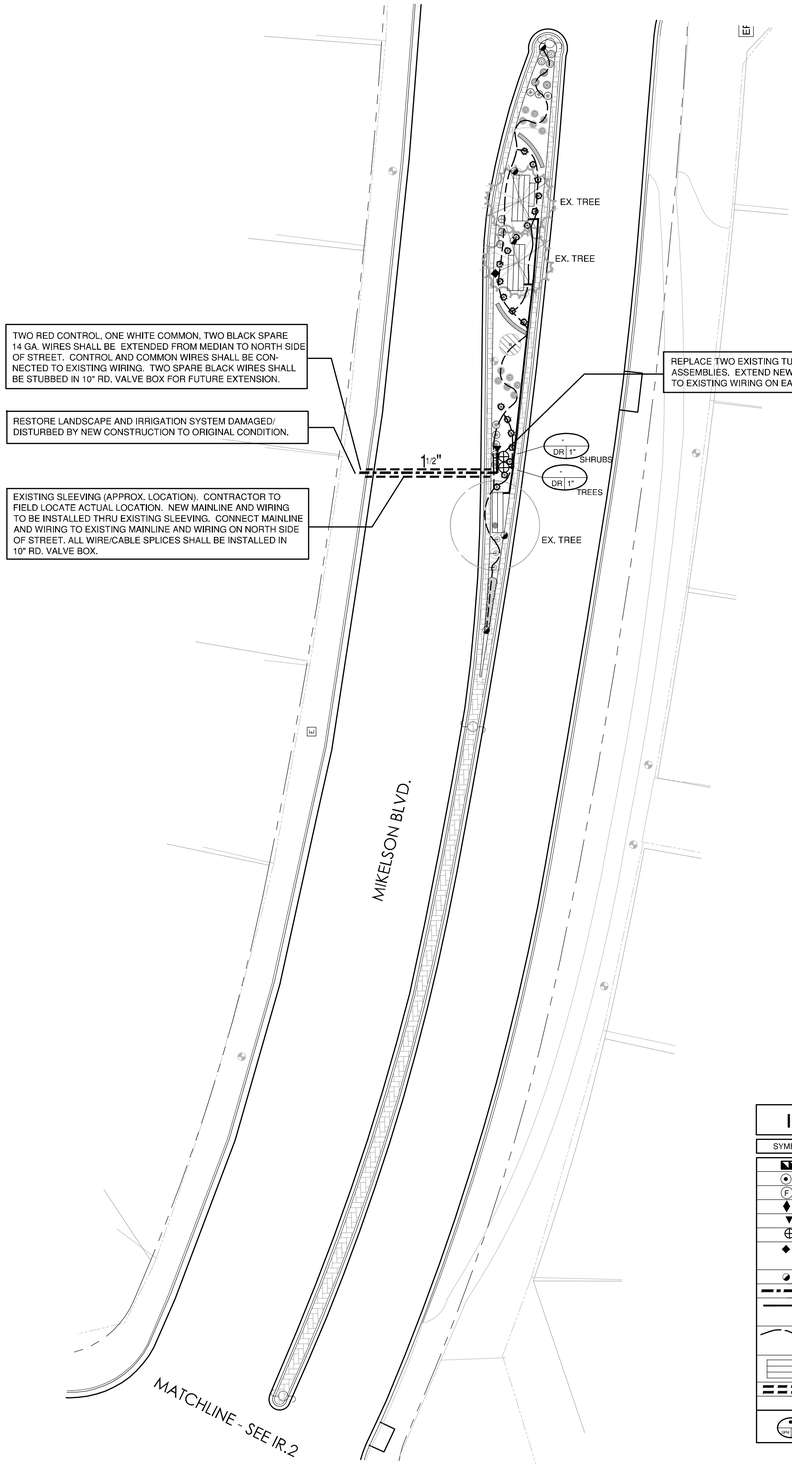
FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD23-0013



Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
		EXISTING	BACKFLOW PREVENTER		
		EXISTING	MASTER VALVE		
		EXISTING	FLOW SENSOR		
		EXISTING	MANUAL DRAIN VALVE		
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	8	END OF MAINLINE
	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	1	
		LINE SIZE	INTERMEDIATE DRIP TUBING OPERATIONAL INDICATOR	4	
		LINE SIZE	DRIP LINE FLUSH-OUT STUB	2	
		SCHEDULE 40 SOLVENT WELD	PVC MAINLINE	7	
	NETAFIM	17MM	BLANK IN-LINE DRIP TUBING		NO EMITTERS INSTALL ON SURFACE
	CENTENNIAL PLASTICS	3/4" I.D.	POLY DRIP TUBING	3	SHRUB ZONES INSTALL ON SURFACE
	NETAFIM	TLCVXR9-18	IN-LINE DRIP TUBING	5 & 6	TREE ZONES INSTALL ON SURFACE
		EXISTING	IRRIGATION SLEEVING		
	WEATHERTRAK	ET-PRO3	EXISTING IRRIG. CONTROLLER		

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

Town Irrigation Notes

1. THE IRRIGATION TAP, LINE, METER AND BACKFLOW PREVENTION ASSEMBLY MUST BE THE SAME SIZE FROM THE TAP TO A MINIMUM DISTANCE OF 10 PIPE DIAMETERS PAST THE BACKFLOW PREVENTION ASSEMBLY AND WINTERIZATION TEE.
2. IRRIGATION AMOUNTS ARE TO BE ADJUSTED SEASONALLY.
3. IRRIGATION SYSTEMS ARE TO BE WINTERIZED ANNUALLY IN THE FALL.
4. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED BY A CERTIFIED BACKFLOW TECHNICIAN APPROVED BY THE UTILITY DEPT. WITHIN 10 DAYS OF THE IRRIGATION METER INSTALLATION AND ANNUALLY THEREAFTER.
5. CONTACT THE TOWN OF CASTLE ROCK UTILITIES DEPARTMENT AT 720-733-6017 FOR A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE IRRIGATION SYSTEM INSTALLATION.
6. ALL IRRIGATION INSTALLATIONS MUST MEET TOWN OF CASTLE ROCK DETAILS.
7. WATER WASTE IS NOT ALLOWED PER THE TOWN OF CASTLE ROCK'S WATER USE MANAGEMENT PLAN. THEREFORE, ALL NOZZLES ARE TO BE FINE TUNED/ADJUSTED SO THAT OVERSPRAY ONTO HARD SURFACES IS ELIMINATED
8. OVERHEAD IRRIGATION IN AREAS LESS THAN 10 FT. WIDTH OR INSTALLED ON SLOPES STEEPER THAN 3:1 WILL NOT BE APPROVED BY TOWN OF CASLTE ROCK INSPECTORS.
9. IRRIGATION SYSTEMS MUST BE DESIGNED TO OPERATE WITHIN THE TOWN OF CASTLE ROCK WATER USE MANAGEMENT PLAN. CURRENT COMMERCIAL HOURS OF OPERATION MUST FOLLOW THREE DAY FIXED SCHEDULE FROM 12 A.M. TO 8 A.M.
10. IRRIGATION EXEMPTION MUST BE OBTAINED FROM CASTLE ROCK WATER DEPT. IF IRRIGATING NATIVE SEED OR SOD ON A DAILY BASIS FOR ESTABLISHMENT DURING THE MONTHS OF MAY, JUNE, AUGUST AND SEPTEMBER. IRRIGATION EXEMPTIONS WILL NOT BE ISSUED FOR THE MONTH OF JULY.
11. IRRIGATION SYSTEM SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
12. A COPY OF THE STAMPED AND TOWN-APPROVED IRRIGATION PLANS IS TO BE AVAILABLE ON-SITE DURING IRRIGATION INSPECTIONS
13. REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM INCLUDE BACKFLOW PREVENTION ASSEMBLY TESTING, LEAK REPAIR, DAMAGED PART REPLACEMENT, HEAD ADJUSTMENT, FILTER AND STRAINER CLEANING/REPLACEMENT, AND APPLICATION RATE ADJUSTMENT.
14. A COMPLETED, PASSING BACKFLOW PREVENTION ASSEMBLY TEST, CONSISTENT WITH THE PARAMETERS OUTLINED IN THE TOWN'S CROSS-CONNECTION CONTROL STANDARDS IS REQUIRED WITHIN TEN (10) DAYS OF IRRIGATION SYSTEM START-UP EACH SEASON. PROPER ASSEMBLY OPERATION SHALL ALSO BE VERIFIED THROUGH A PASSING BACKFLOW PREVENTION TEST WHEN THE ASSEMBLY IS TAKEN OUT OF SERVICE FOR MAINTENANCE OR REPAIR.
15. OPERATION OF ANY IRRIGATION SYSTEM OUTSIDE OF ITS ESTABLISHED WATERING SCHEDULE MAY BE ALLOWED FOR REPAIRS OR ROUTINE MAINTENANCE WITHOUT INCURRING A VIOLATION UNDER THE FOLLOWING CIRCUMSTANCES: THE OWNER/RESPONSIBLE PARTY/LANDSCAPE CONTRACTOR MAY POST AN "IRRIGATION SYSTEMS CHECK IN PROGRESS" SIGN IN THE IMMEDIATE VICINITY OF THE WATER USE. OPERATION OF THE SYSTEM SHALL BE FOR ROUTINE MAINTENANCE (I.E. CHECKING ZONES FOR BROKEN HEADS, TIMER OPERATION, ETC.) AND SHALL BE LIMITED TO THE BRIEFEST TIME TO OBSERVE AND DETECT MALFUNCTIONS. AN OPERATOR MUST BE PRESENT AND VISIBLE AT ALL TIMES WHEN THE SYSTEM IS IN OPERATION FOR ROUTINE MAINTENANCE OR REPAIR PURPOSES OUTSIDE OF THE ESTABLISHED WATERING SCHEDULE.

    IT IS THE RESPONSIBILITY OF THE ACCOUNT HOLDER TO ENSURE ALL IRRIGATION SYSTEM COMPONENTS ARE PROPERLY MAINTAINED AND FULLY OPERATIONAL. THIS INCLUDES BUT IS NOT LIMITED TO FLOW SENSORS, MASTER VALVES, AND REPLACEMENT BATTERIES IN CONTROLLERS AND RAIN SENSOR.

Irrigation Construction Notes

1. ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY TERRACINA DESIGN.
2. REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
3. REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
4. CONTRACTOR SHALL REPAIR OF REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
5. VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
6. REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
7. CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
8. ALL IRRIGATION WIRE SHALL BE #14 AWG UFUL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE).
    WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK,
    MASTER VALVE - BLUE.
    WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. DBR/Y-6 SPLICE KITS.
9. ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:
    #910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.
    #1419-12: ELECTRIC CONTROL VALVES.
    #1220-12: DRIP VALVES ASSEMBLIES, FLOW SENSOR, MASTER VALVE BOXES AND LIDS SHALL BE GREEN.
10. CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.

Avocet IRRIGATION DESIGN
11757 W. KEN CARYL AVE., SUITE F-508
LITTLETON, COLORADO 80127
303-562-5698
avocet@wispertel.net

Scale: 1"= 20'-0"

0 10 20 40

Know what's below. Call before you dig.

IRRIGATION DESIGN PREPARED BY DAVID ZICKERMAN TOCR #15-1032

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #:	DATE:
RE-SUBMITTAL	9/10/24

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SHEET TITLE

IRRIGATION PLANS

SHEET NUMBER

IR.1

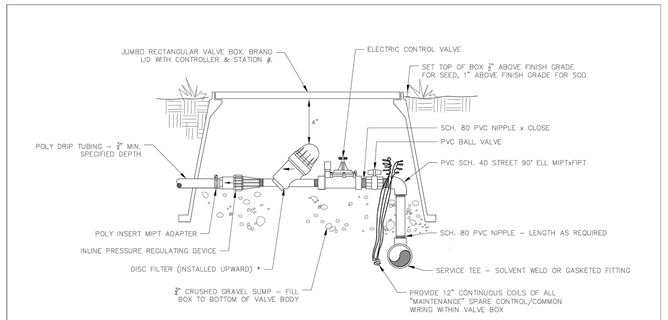
SHEET 4 OF 13

September 10, 2024

9/10/2024 1:25 PM, 1:25 PM C:\USERS\DAVID ZICKERMAN\DESKTOP\~DWG\FOUNDERS VILLAGE TURF REDUCTION IRRIGATION - FOUNDERS IA 5-29-24.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD23-0013

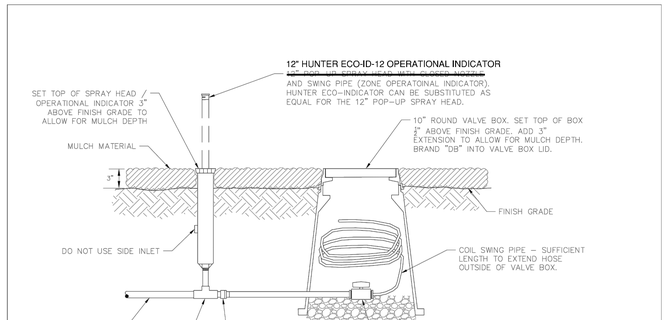


NOTES:
1. DIAMETERS OF BALL VALVES, FITTINGS, NIPPLES, FILTERS, AND PRESSURE REGULATORS SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER.
2. * WYE FILTER MAY BE USED IN PLACE OF DISC FILTER FOR TRADITIONAL POINT/SOURCE DRIP INSTALLATIONS.
3. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE.

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Ph: (720) 733-3500
Fax: (720) 733-3277
Development Services

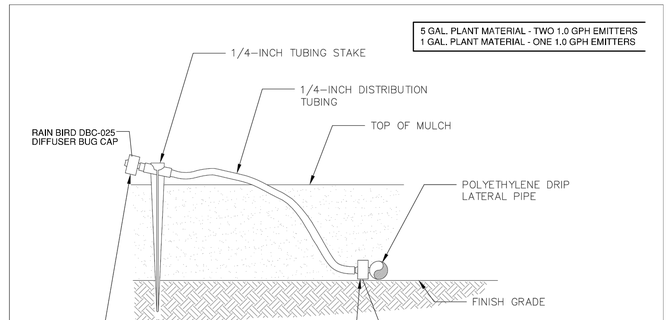
DRIP / SUB-SURFACE VALVE ASSEMBLY — DETAIL PLAN NO. IR-18
Issued By: Town of Castle Rock, Development Services March 31, 2021 — Sheet 1 of 1



Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Ph: (720) 733-3500
Fax: (720) 733-3277
Development Services

DRIPPERLINE FLUSH-OUT & OPERATIONAL INDICATOR — DETAIL PLAN NO. IR-32
Issued By: Town of Castle Rock, Development Services March 31, 2021 — Sheet 1 of 1



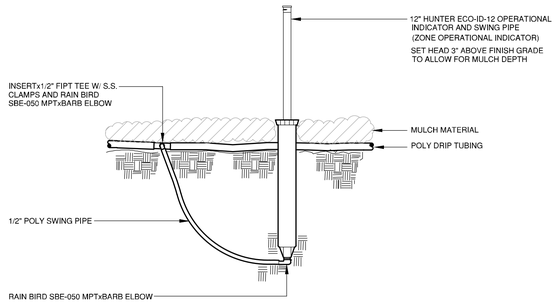
ALL EMITTERS TO BE RAIN BIRD XBCV PRESSURE -COMPENSATING WITH INTERNAL CHACK VALVES

Sheet Revisions	
Date	Comments
3/21	STAFF CHANGES

Town of Castle Rock
100 N. Wilcox St.
Castle Rock, CO 80104
Ph: (720) 733-3500
Fax: (720) 733-3277
Development Services

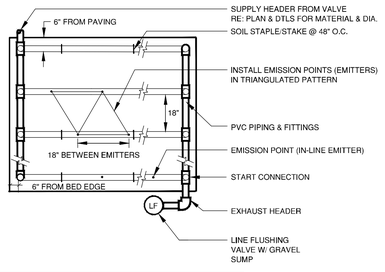
DRIP EMITTER ON STAKE — DETAIL PLAN NO. IR-25
Issued By: Town of Castle Rock, Development Services March 31, 2021 — Sheet 1 of 1

DRIP VALVE ASSEMBLY — 1



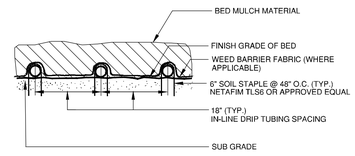
DRIP FLUSH-OUT STUB WITH OPERATIONAL INDICATOR — 2

DRIPPERLINE SHALL BE WATER TESTED IN PRESENCE OF OWNER AND IRRIGATION CONSULTANT PRIOR TO BURIAL OF DRIPPERLINE



INSTALL TUBING WITH EMITTERS IN TRIANGULATED PATTERN BETWEEN ROWS OF TUBING

POINT SOURCE DRIP EMITTER - SHRUBS/PERENNIALS/GRASSES — 3



INTERMEDIATE DRIP LINE OPERATIONAL INDICATOR — 4

IN-LINE DRIP LAY-OUT - TREES — 5

IN-LINE DRIP TUBING - TREES — 6

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

IRRIGATION DESIGN PREPARED BY DAVID ZICKERMAN TOCR #15-1032

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #:	DATE:
	6/5/24
RE-SUBMITTAL	9/10/24

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

IR.2

SHEET 5 OF 13

September 10, 2024

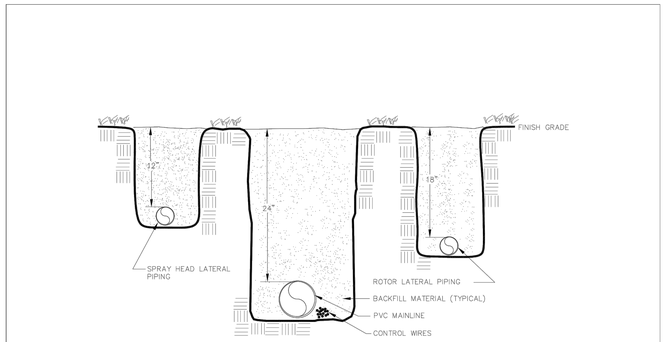
9/10/2024 1:28 PM, 1:28 PM C:\USERS\DAVID ZICKERMAN\DESKTOP\~DWG\FOUNDERS VILLAGE TURF REDUCTION IRRIGATION - FOUNDERS IA 5-29-24.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

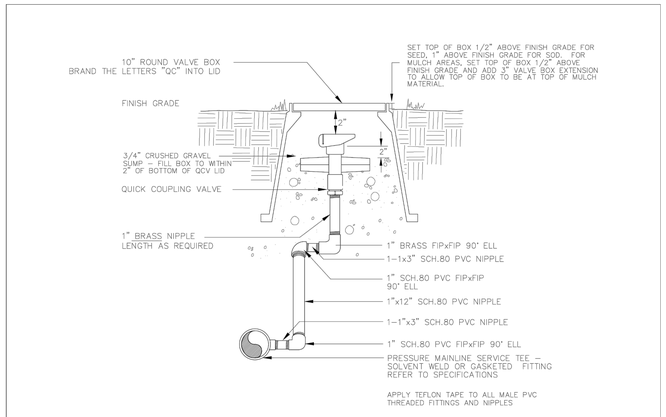
STREETSCAPE IMPROVEMENTS

LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD23-0013



Sheet Revisions		Town of Castle Rock	MAIN LINE & LATERAL TRENCH	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2273 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-21
				Sheet 1 of 1



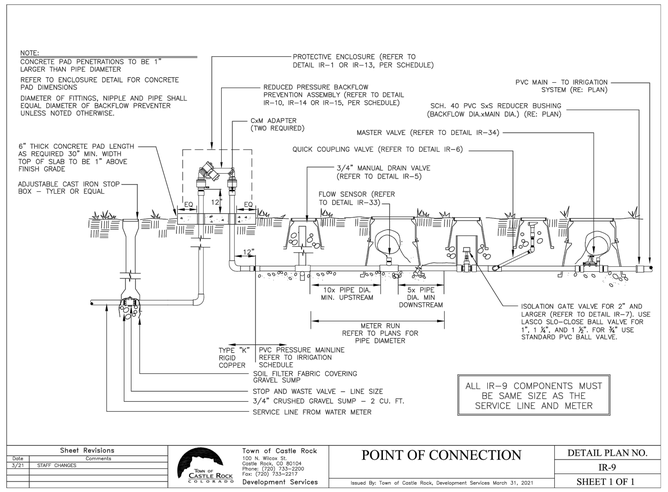
Sheet Revisions		Town of Castle Rock	QUICK COUPLING VALVE	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2273 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-6
				Sheet 1 of 1

WATER BUDGET

Enderud - Mikelson
Seasonal Water Use and Peak Flow Projections
5/22/24

Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow-(GPM)
Irrigated Turf Grass		April	0.00	0	
		May	2.07	0	
		June	3.11	0	
	0.000	July	4.00	0	0.0
		August	3.40	0	
		Sept.	2.22	0	
		Octobe	0.00	0	
annual sub-total			14.80 /yr	0 /yr	
				0.00 acrefeet	
Irrigated Shrub Beds		April	0.00	0	
		May	1.36	997	
		June	2.13	1,562	
	0.027	July	2.72	1,994	3.0
		August	2.37	1,737	
		Sept.	1.42	1,041	
		Octobe	0.00	0	
annual sub-total			10.00 /yr	7,331 /yr	
				0.02 acrefeet	
Irrigated Native Grass		April	0.00	0	
		May	0.50	0	
		June	0.76	0	
	0.000	July	1.00	0	0.0
		August	0.86	0	
		Sept.	0.55	0	
		Octobe	0.00	0	
annual sub-total			3.67 /yr	0 /yr	
				0.00 acrefeet	
Totals	**0.03**	**irrigated acres**		**7,331**	**gals/yr**
				0.02	**acrefeet/yr**
				3	**GPM - peak flow required**

TRENCHES 7



Sheet Revisions		Town of Castle Rock	POINT OF CONNECTION	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2273 Development Services	Issued By: Town of Castle Rock, Development Services March 31, 2021	IR-9
3/21	STAFF CHANGES			SHEET 1 OF 1

POINT OF CONNECTION - EXISTING 9

FOR INFORMATION PURPOSES ONLY

QUICK COUPLING VALVE 8

Town of Castle Rock Colorado

IRRIGATION CHART

Registered Professional __David Zickerman_____ Registration # _____15-1032 Date ___7-16-24_____

Company Name ____Avocet Irrigation Design___ Address _____

Phone _303-562-5698_____ Email ____avocet@wispertel.net___ Clock Make Weathertrak_____ Model ____ETPRO3_____

____ Monday, Wednesday, Friday (west side of I-25) __x__ Tuesday, Thursday, Saturday (east side of I-25)

Zone	Hydrozone (Very Low (<5") Low (5-10") Medium (10-15") High (>15")	Plant Type (turf, native, shrubs, perennials, trees, annuals, etc.)	Head Type (rotors, sprays, bubblers, drip, SDI, etc.)	Nozzle (nozzle/ emitter size)	App. Rate (inches/hour)	GPM (per zone)	Inches/Month (peak not to exceed 8" per month or 1.5" per week)	Run Time (minutes per month	Run Time (minutes per day)	Water Usage (gallons per month)
1	Low	Shrubs/perennial	point source drip	1.0gph	1	3	4	240	24	720
2	Low	Trees	in-line drip	0.9 gph	1	1	4	240	24	240
3								0	0	0
4								0	0	0
5								0	0	0
6								0	0	0
7								0	0	0
8								0	0	0
9								0	0	0
10								0	0	0
11								0	0	0
12								0	0	0
13								0	0	0
14								0	0	0
15								0	0	0
16								0	0	0
17								0	0	0
18								0	0	0
19								0	0	0
20								0	0	0
21								0	0	0
22								0	0	0
23								0	0	0
24								0	0	0
25								0	0	0
26								0	0	0
27								0	0	0
28								0	0	0
29								0	0	0
30								0	0	0
Total								480	48	960
								Min/month	**Min/cycle**	**Gallons/month**

0

revised 7/2018

IRRIGATION DESIGN PREPARED BY DAVID ZICKERMAN TOCR #15-1032

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #:	DATE:
	6/5/24
RE-SUBMITTAL	9/10/24

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

IRRIGATION DETAILS

NOT FOR CONSTRUCTION

SHEET NUMBER

IR.3

SHEET 6 OF 13

September 10, 2024

9/10/2024 1:27 PM C:\USERS\DAVID ZICKERMAN\DESKTOP\~DWG\FOUNDERS VILLAGE TURF REDUCTION IRRIGATION - FOUNDERS IA 5-29-24.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$
OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING
NORTH 89°23'49" EAST, A DISTANCE OF 1,313.91 FEET
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HE AND HIS ASSOCIATES ARE WORKING FROM THE MOST CURRENT PLAN SET AT ONSET OF CONSTRUCTION. DO NOT CONSTRUCT ANY PORTION OF THE LANDSCAPE AND IRRIGATION SCOPE FROM PLANS STATING NOT FOR CONSTRUCTION. FAILURE TO ENSURE PLANS ARE CURRENT MAY RESULT IN RECONSTRUCTION MEASURES AT THE CONTRACTOR'S OWN EXPENSE.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO PRIOR TO DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS OR TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE REPAIRED BY THE CONTRACTOR AS HIS OWN EXPENSE.
   A. PROPOSED TREE LOCATIONS SHALL BE FIELD VERIFIED TO ACCOMMODATE THE FOLLOWING:
   I. SHADE TREES SHALL BE LOCATED 40 FEET CLEAR OF STREET LIGHTS.
   II. ORNAMENTAL DECIDUOUS TREES SHALL BE LOCATED 15 FEET CLEAR OF STREET LIGHTS.
   III. ALL TREES SHALL BE LOCATED A MINIMUM OF 10 FEET CLEAR OF WATER AND SEWER MAIN LINES.
   IV. ALL TREES SHALL BE LOCATED A MINIMUM OF SIX (6) FEET CLEAR OF WATER AND SEWER SERVICE LINES.
   V. ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL GAS LINES.
   VI. ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL FIBER OPTIC LINES.
2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING MATERIALS AND/OR CONDITIONS DAMAGED DURING LANDSCAPE CONSTRUCTION OPERATIONS. EXISTING CONDITIONS INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, CURB AND GUTTER, WALLS, WALKWAYS, EXISTING LANDSCAPE AND IRRIGATION AND OTHER SUCH EXISTING STRUCTURES, THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER BUT SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
4. A MINIMUM OF THREE-FOOT SIX-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
5. PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS AND WARNING DEVICES NECESSARY FOR LANDSCAPE CONSTRUCTION OPERATIONS.
7. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING ANY CONSTRUCTION OPERATIONS.
8. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED OR ERODED AREAS PRIOR TO COMMENCING WORK.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION OPERATIONS.
14. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS. THESE AREAS MAY REQUIRE THE CONTRACTOR TO REMOVE SOIL IN ORDER TO ALLOW FOR APPROPRIATE CLEARANCES FOR SODDING, SEEDING AND MULCH INSTALLATION.
    THE REMOVED SOIL SHALL NOT REMAIN ON SITE BUT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSAL SHALL BE HIS RESPONSIBILITY AND SHALL NOT BE AN ADDITIONAL COST TO THE OWNER BUT SHALL BE INCLUDED WITHIN THE WORK.

LANDSCAPE NOTES

1. ALL LANDSCAPE CONSTRUCTION OPERATIONS SHALL BE IN COMPLIANCE WITH THE TOWN OF CASTLE ROCK RULES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL ACQUIRE A SOILS ANALYSIS FOR THE SITE AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO BEGINNING SOIL PREPARATION WORK. THE SOILS TEST SHALL DETERMINE THE NECESSARY AMENDMENTS AND METHODS OF APPLICATION REQUIRED TO SUPPORT TREES, SHRUBS, GROUNDCOVERS, SEED AND SOD INSTALLATION. THESE AMENDMENTS SHALL BE IN ADDITION TO THE REQUIRED ORGANIC AMENDMENTS.
4. THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE SOILS ANALYSIS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND CONCURRENCE OF REQUIRED AMENDMENTS.
5. ORGANIC AMENDMENTS SHALL CONSIST OF CLASS 1, PLANT BASED, COMPOST; AND AT RATES PER THE SPECIFICATIONS.
   A. PLANT PIT BACK FILL SHALL CONSIST OF ONE (1) PART ORGANIC AMENDMENT AND TWO (2) PARTS NATIVE SOIL.
6. ALL SHRUB BEDS SHALL BE CONTAINED WITH BLACK 6" DEPTH, 14 GA, ROLLED TOP STEEL EDGING.
    EDGING IS NOT REQUIRED WHERE LANDSCAPE BEDS ARE ADJACENT TO CURBS, WALKS OR WALLS.
    THE CONTRACTOR SHALL SUBMIT SAMPLES OF EDGING AND STAKES TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLATION.
7. ALL SHRUB BEDS SHALL CONTAIN WEED BARRIER FABRIC. WEED BARRIER FABRIC SHALL BE TYPAR 3401 4 OUNCE/SQ. YARD GEO-TEXTILE POLYPROPYLENE FABRIC OR APPROVED EQUAL. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
8. ALL SHRUB BEDS SHALL BE MULCHED AS SHOWN ON THE PLANS, AT A MAXIMUM DEPTH OF FOUR (4) INCHES AND A MINIMUM DEPTH OF THREE (3) INCHES. MULCH TO BE 1.5"-3" RIVER ROCK.
9. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER INSTALLATION OF WEED BARRIER FABRIC, MULCH, SOD, AND SEED IS COMPLETE.
10. CONTRACTOR SHALL SUBMIT A CUT SHEET FOR WEED BARRIER FABRIC AND A ONE (1) QUART CONTAINER OF EACH MULCH SPECIFIED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
11. ABSOLUTELY NO EXPOSED WEED BARRIER FABRIC SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER INSTALLATION OF ROCK MULCH IS COMPLETE.
12. ALL TREES IN SOD AND SEED AREAS SHALL HAVE A FOUR (4) FOOT DIAMETER, THREE (3) INCH DEPTH MINIMUM, SHREDDED WESTERN CEDAR (I.E. GORILLA HAIR) MULCH RING.
13. ALL SEEDED SLOPES 4:1 OR GREATER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET. SEE MILE HIGH FLOOD DISTRICT DETAIL AND SPECIFICATION: EC-6.
14. PLANT QUANTITIES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FINAL PLANT QUANTITIES.
15. ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
16. ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS OR TAGGED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY.
17. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
18. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL BEFORE OR POST PLANTING INSTALLATION.
19. PRIOR TO SEEDING OR OTHER PLANTING OPERATIONS; THE CONTRACTOR SHALL APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN THE LANDSCAPE AREAS. HERBICIDE SHALL BE ACCEPTABLE UNDER THE TOWN OF CASTLE ROCK ENVIRONMENTAL RULES AND REGULATIONS.
20. ALL INSPECTIONS OF LANDSCAPE MATERIALS, HARDSCAPE AND AMENITIES ARE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
21. DUE TO EXISTING UNDERGROUND UTILITY CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO HAND EXCAVATE PLANT PITS.
22. EXISTING TURF AREAS THAT ARE DISTURBED DUE TO CONSTRUCTION OPERATIONS SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED IRRIGATION COMPONENTS SHALL BE RESTORED TO DISTRICT ACCEPTABLE STANDARDS.
23. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE THOROUGHLY LOOSENED TO A MINIMUM DEPTH OF 12 INCHES AND THEN AMENDED PER THE SPECIFICATIONS.

TOWN OF CASTLE ROCK NOTES

1. INSTALLING CONTRACTOR SHALL CONTACT CASTLE ROCK WATER AT 720.733.6017 TO SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING THE INSTALLATION OF THE LANDSCAPING.
2. LANDSCAPE AND IRRIGATION SHALL BE INSTALLED BY A TOWN OF CASTLE ROCK REGISTERED LANDSCAPE CONTRACT PROFESSIONAL.
3. SOIL INSPECTION IS REQUIRED BEFORE PLANT INSTALLATION AND SCHEDULING SOIL INSPECTION SHOULD BE DISCUSSED AT THE LANDSCAPE PRECONSTRUCTION MEETING.
4. INSTALLING CONTRACTOR IS TO PROVIDE THE SUBMITTAL FORM SUPPLIES FOR SOD AND NATIVE SEED MIX AT TIME OF LANDSCAPE INSPECTION.
5. SOIL AMENDMENT SHALL BE A MINIMUM OF FOUR (4) CUBIC YARDS OF ORGANIC MATTER PER ONE-THOUSAND SQUARE FEET. THIS SOIL AMENDMENT SHALL BE ROTOTILLED TO A DEPTH OF SIX (6) INCHES. CLASS I OR CLASS II COMPOST IS REQUIRED.
6. TREES, LARGE SHRUBS, AND PERMANENT OBJECTS ARE NOT PERMITTED IN WATER, SANITARY AND STORM SEWER UTILITY EASEMENTS.
7. ALL LANDSCAPE IS TO BE INSTALLED PER TOWN OF CASTLE ROCK PLANTING DETAILS.
8. PLANTING SPECIES AND LOCATION SHOULD FOLLOW THE APPROVED PLAN, IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE TOWN OF CASTLE ROCK AND THE OWNER'S REPRESENTATIVE.
9. TOWN OF CASTLE ROCK IS NOT RESPONSIBLE FOR REPLACING LANDSCAPE OR IRRIGATION REMOVED IN UTILITY EASEMENTS DUE TO UTILITY LINE MAINTENANCE OR REPAIR (PWR 14.3.13)
10. TOWN PERMIT AND TOWN APPROVED LANDSCAPE PLANS ARE REQUIRED ON SITE DURING INSTALLATION OF THE LANDSCAPE AND IRRIGATION.
11. TOWN INSPECTORS WILL NOT APPROVE LANDSCAPE AND OVERHEAD IRRIGATION ON SLOPES STEEPER THAN 3:1.
12. OVERHEAD IRRIGATION IS NOT PERMITTED ON SLOPES EQUAL TO 3:1 OR IN AREAS LESS THAN 10' IN WIDTH.
13. NON-IRRIGATED NATIVE SEED AREAS SHALL BE INSTALLED USING THE TOWN OF CASTLE ROCK GRADING EROSION AND SEDIMENT CONTROL MANUAL (GESC) STANDARD DETAIL #17.
14. NO TURF AND/OR OVERHEAD IRRIGATION ON SLOPES 3:1.
15. NO SLOPES GREATER THAN 3:1 ARE PERMITTED.
16. TOP SOIL, IF DISTURBED SHALL BE STOCK PILED AND REUSED ON THE SITE.
17. NO MORE THAN SIXTY PERCENT OF THE TOTAL COMMERCIAL LANDSCAPE AREA SHALL INCLUDE IRRIGATED TURF GRASS.
18. NO INDIVIDUAL PLANT MAY HAVE SUPPLEMENTAL WATER DEMAND GREATER THAN 15" PER GROWING SEASON.

NOT FOR CONSTRUCTION

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

terracina design
td
12020 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

LN.1

SHEET 7 OF 13

September 11, 2024

9/11/2024 11:07 AM, 11:07 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\11-1-SHEETS\PHASE 1C LANDSCAPE NOTES PHASE 1C.DWG 12

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING NORTH 89°23'49" EAST, A DISTANCE OF 1,313.91 FEET
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024

FOUNDERS MEDIAN 1C MASTER PLANT LIST

IRRIGATION (DRIP, SPRAY OR ROTOR)	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	LEGEND ABBREV.	MATURE SIZE (HxW)	NO. OF PLANTS	WATER REQUIREMENTS (INCHES PER MONTH)	WATER USE (VERY LOW, LOW, MODERATE, HIGH)	PERCENTAGE OF TOTAL AREA	SQ. FT. OF TOTAL LANDSCAPE AREA
DECIDUOUS SHRUBS										
DRIP	RIBES ALPINUM	ALPINE CURRANT	#5	ALR	5x5	3	3	LOW TO MODERATE	14.03%	60
DRIP	POTENTILLA FRUTICOSA 'GOLDEN DROP'	POTENTILLA, GOLD DROP	#5	PFG	4x4	12	2 to 3	LOW TO MODERATE	36.49%	156
DRIP	ROSA MEIDILAND	RED MEIDILAND ROSE	#5	RWP	4x5	2	2 to 3	LOW TO MODERATE	9.36%	40
DRIP	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	#5	VLM	10x10	1	3	LOW TO MODERATE	18.37%	78.53
					TOTAL DECIDUOUS SHRUBS	**18**				
PERENNIALS										
DRIP	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	YARROW, TERRA COTTA	#1	AMT	2.5x2.5	3	1	LOW	3.51%	15
DRIP	CENTRANTHUS RUBER	JUPITER'S BEARD	#1	CRR	3x2	8	1 to 3	MODERATE	5.61%	24
DRIP	GERANIUM SANGUINEUM 'MAX FREI'	CRANESBILL, MAX FREI	#1	GSM	2x2	6	2 to 3	LOW TO MODERATE	4.21%	18
DRIP	LEUCANTHEMUM X SUPERBUM 'SILVER PRINCESS'	SILVER PRINCESS DAISY	#1	LSB	2x2.5	4	3	LOW TO MODERATE	4.68%	20
					TOTAL PERENNIALS	**21**				
ORNAMENTAL GRASSES										
DRIP	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#5	CAK	1x1	20	1 to 3	LOW TO MODERATE	3.74%	16
					TOTAL ORNAMENTAL GRASSES	**20**				
								TOTAL	100%	428

ROCK MULCH AVAILABLE THROUGH:
PIONEER LANDSCAPE CENTERS, INC.
463 AIRPORT BLVD.
AURORA, CO 80011
(866) 525-4702

STAMPED COLORED CONCRETE
ASHLAR SLATE STAMP PATTERN
AVAILABLE THROUGH:
SCOFIELD, SIKA CORPORATION
201 POLITO AVENUE
LYNDHURST, NEW JERSEY 07071
(201)933-8800

CLWUR (Composite landscape water use rating) Chart

TOWN OF CASTLE ROCK COLORADO

Project Name: Founders Village Landscape and Irrigation Improvements

Site Development Plan (SDP) Number:

Irrigation Spray or Drip?	Plant Name (Common)	Appl. Rate (inches/month)	Zone (VL,L,Mod,HW)	% of Total Area	IA Irrigated area (in sq. ft. for each zone)	LWUR Landscape Water Use Rating	TA Total Area of all Irrigated Landscape Zones	CLWUR (LWUR x IA) /TA
DRIP	SHRUB BEDS	**2**	**VL TO LOW**	**100%**	3,142	**2.5**	**3,142**	**2.5**
						Total of the CLWUR		2.5

Reference Chapter 13.20 of the Castle Rock Municipal Code

terragina design
td
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE NOTES

NOT FOR CONSTRUCTION

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

SHEET NUMBER

LN.2

SHEET 8 OF 13

September 11, 2024

9/11/2024 11:07 AM, 11:07 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\1.1-SHEETS\PHASE 1C LANDSCAPE NOTES PHASE 1C.DWG 13

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

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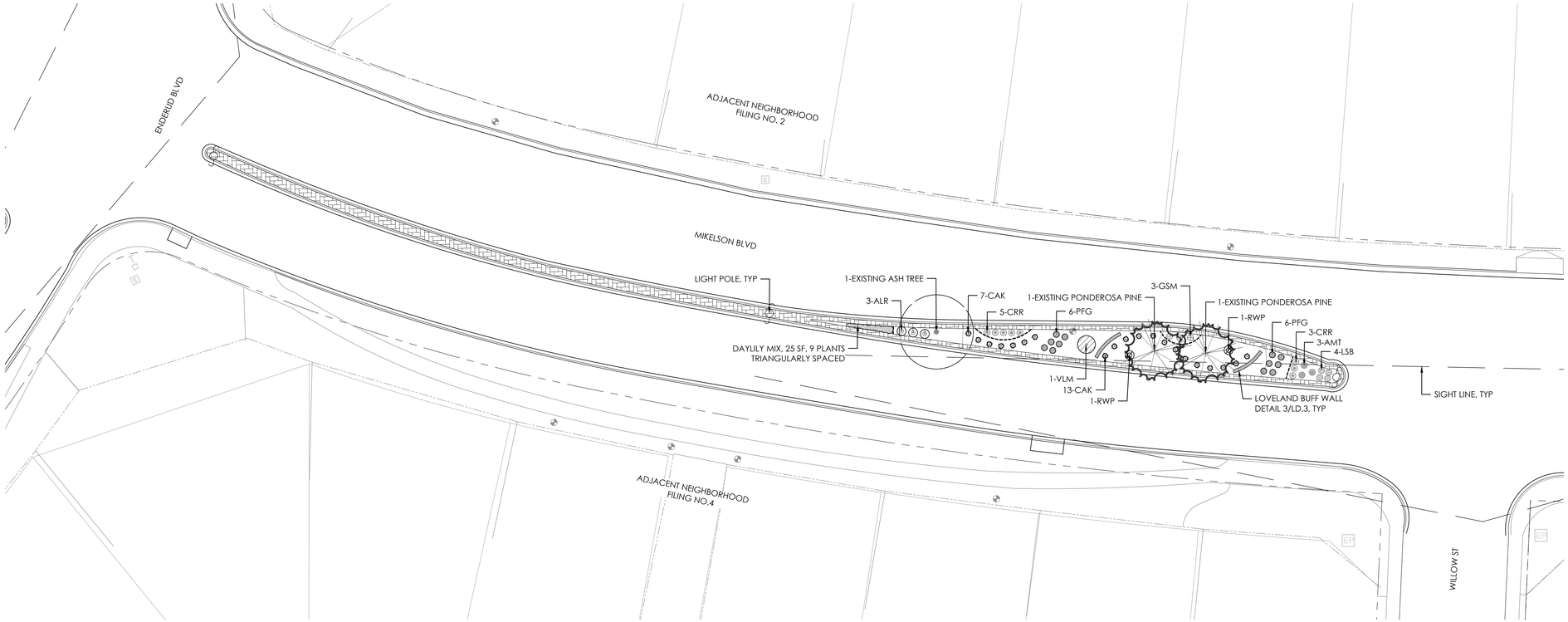
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024



LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- BOMANITE STAMPED CONCRETE ASHLAR SLATE TEXTURE

TREE LIST

KEY	COMMON NAME
DECIDUOUS SHADE TREES	
CO	COMMON HACKBERRY
GD	KENTUCKY COFFEETREE, SEEDLESS
GTS	HONEYLOCUST, SKYLINE
QM	OAK, BUR
TAS	LINDEN, AMERICAN SENTRY
TAR	LINDEN, REDMOND
TCG	LINDEN, GREENSPIRE
ORNAMENTAL TREES	
ACS	SERVICEBERRY, SHALLOW
AGA	SERVICEBERRY, AUTUMN BRILLIANCE
CCG	HAWTHORN, COCKSPUR, THORNLESS
KP	GOLDEN RAIN TREE
MSS	CRABAPPLE, SPRINGSNOW

PLANT LIST

DECIDUOUS SHRUBS

ALR	ALPINE CURRANT
AML	LOW MOUND BLACK CHOKEBERRY
CCB	BLUE MIST SPIREA
PBP	PAWNEE BUTTES SAND CHERRY
PFG	GOLD DROP POTENTILLA
RAG	SUMAC, DWARF FRAGRANT
RWP	RED MEIDILAND ROSE
VLM	MOHICAN VIBURNUM

ORNAMENTAL GRASSES

CAK	FEATHER REED GRASS

PERENNIALS

AMT	YARROW, TERRA COTTA
CRR	RED VALERIAN
GSM	GERANIUM MAX FREI
LSB	DAISY, DWARF SHASTA

DAYLILY MIX

HRC	DAYLILY, ORANGE
HPM	DAYLILY, HAPPY RETURNS
HMP	DAYLILY, DWARF MELON
HJS	DAYLILY, WHITE
HPB	DAYLILY, LAVENDER

Scale: 1"= 20'-0"

0 10 20 40

N

811 Know what's below. Call before you dig.

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

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Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
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100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

LANDSCAPE PLANS

SHEET NUMBER

LP.1

SHEET 9 OF 13

September 11, 2024

9/11/2024 11:07 AM, 11:07 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\1-1-SHEETS\PHASE 1C LANDSCAPE PLANS PHASE 1C.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

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LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

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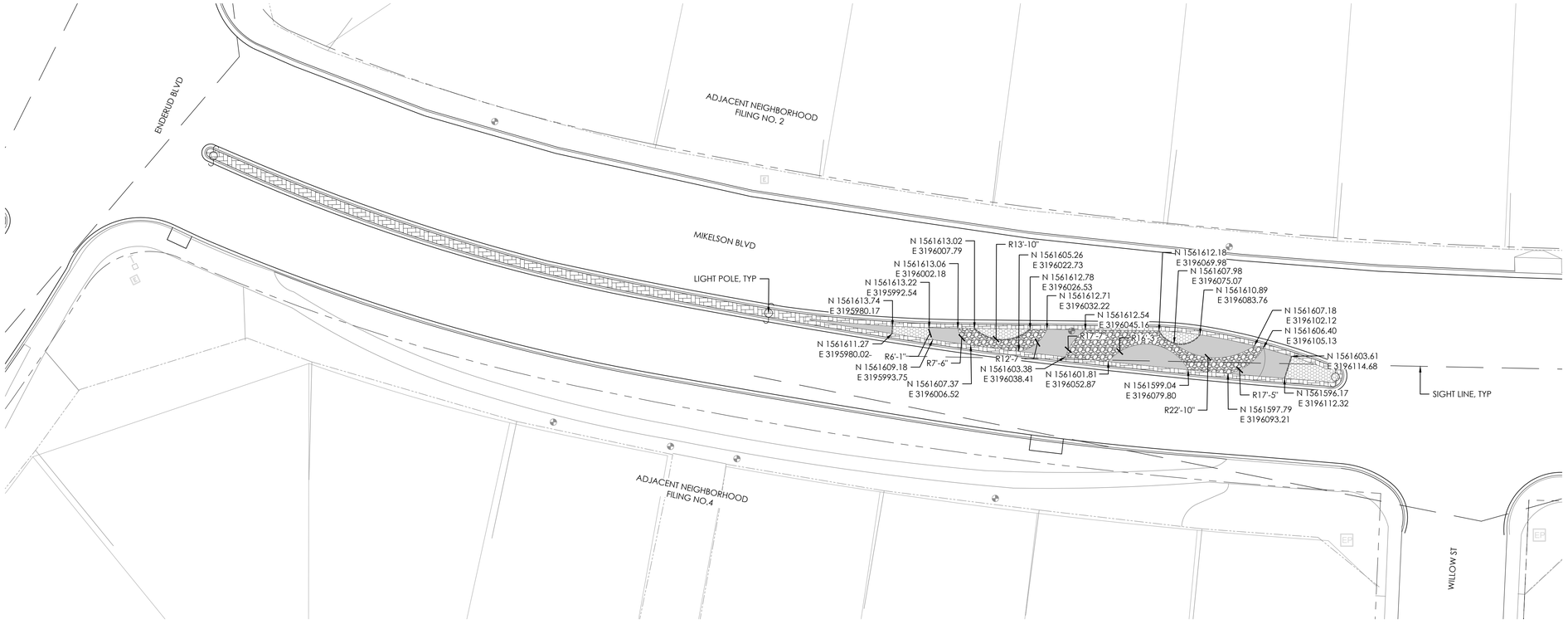
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024



LEGEND

- LARGE GLACIER WHITE COBBLE
  10% 8-20"
  90% 4-8"
  BY GLACIER WHITE,
  WWW.GLACIERWHITE.COM
  OR APPROVED EQUAL
- 2-4" SMALL GLACIER WHITE COBBLE
  BY GLACIER WHITE,
  WWW.GLACIERWHITE.COM
  OR APPROVED EQUAL
- GORILLA HAIR CEDAR MULCH
- BOMANITE STAMPED CONCRETE
  ASHLAR SLATE TEXTURE
- STEEL EDGER (1 / LD.3)

Scale: 1"= 20'-0"

0 10 20 40

N

811 Know what's below. Call before you dig.

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

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DEVELOPMENT SERVICES

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10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #:

DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

SHEET TITLE

MULCH PLANS

SHEET NUMBER

LM.1

SHEET10 OF 13

September 11, 2024

9/11/2024 11:08 AM, 11:08 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\1.1-SHEETS\PHASE 1C MULCH PLANS PHASE 1C.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
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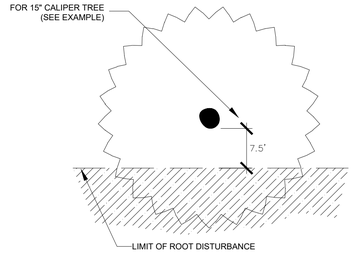
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024

TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE TOWN OF CASTLE ROCK PARKS & FORESTRY DIVISION OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCT/ON ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2. 1, 3.1 & 3.2:
   A. EQUIPMENT USE AND STORAGE
   B. MATERIAL DELIVERY OR STORAGE
   C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
   D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
   E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
   F. FOOT TRAFFIC
   G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF $500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE TOWN OF CASTLE ROCK PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTI/ON. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF $500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

TREE PROTECTION - ONE SIDE



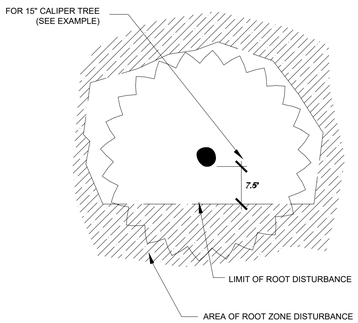
FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREES DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CANNOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/ LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

TREE PROTECTION - MORE THAN ONE SIDE



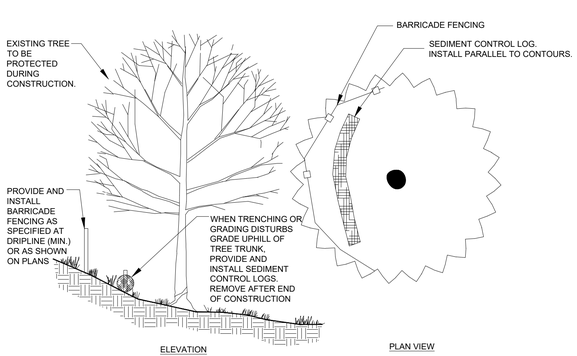
LIMITATIONS OF ROOT ZONE DISTURBANCE:

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREES DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 1.5" DIAMETER TRUNK, THE DISTURBANCE CANNOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

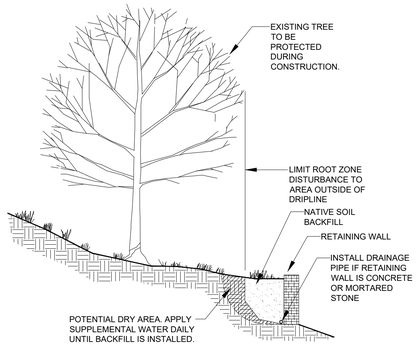
REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN AND SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.
3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/LEAVES ARE AFFECTED BY ROOT LOSS.
7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

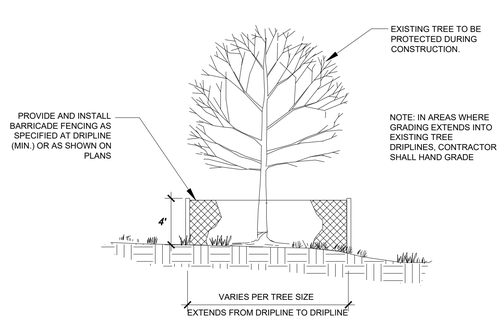
TREE PROTECTION - ON A SLOPE



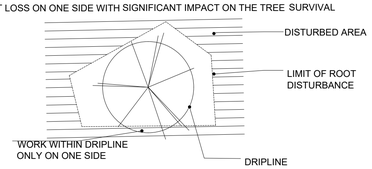
TREE PROTECTION - NEW RETAINING WALL



TREE PROTECTION - ELEVATION

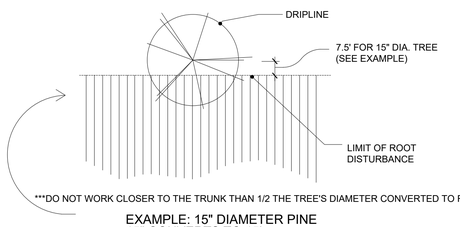


ROOT LOSS ON ONE SIDE WITH SIGNIFICANT IMPACT ON THE TREE SURVIVAL



WHEN WORKING COMPLETELY AROUND A TREE, DO NOT WORK WITHIN THE DRIPLINE ON MORE THAN ONE SIDE.
APPLIES TO TRANSPLANTED AND INTRODUCED PINES AS WELL AS CONSTRUCTION IMPACTED TREES.
TREATMENT:
- USE 3"-5" OF MULCH EXTENDING TO DRIPLINE.
- PREVENTATIVE SPRAY FOR MPB AND IPS.
  - ALL BARK SURFACES TO BE TREATED INCLUDING TOP AND BRANCHES
- SUPPLEMENTAL WATERING, 50-100 GALLONS, APPLIED EVERY 1-2 WEEKS.
- WINTER WATER FOR 1-3 WINTERS.
- EVALUATE FOR LEAN OR DEFECT.
- INSPECT 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
- STAKING / SUPPORT ON SMALLER PINES.

ROOT LOSS ON ONE SIDE WITH MINIMAL IMPACT ON THE TREE SURVIVAL (30-120 YEARS OLD PINES)



***DO NOT WORK CLOSER TO THE TRUNK THAN 1/2 THE TREE'S DIAMETER CONVERTED TO FEET.

EXAMPLE: 15" DIAMETER PINE
15" CONVERTS TO 15'
15' X 1/2 = 7.5'

TREATMENT:
- PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB).
- ALL BARK SURFACES TO BE TREATED INCLUDING TOP BRANCHES.
- MULCH EDGE OF CUT AREA AND WATER IN.
- EVALUATE FOR LEAN OR DEFECT.
- DO NOT FERTILIZE.

NOTE: THIS IS INTENDED AS A GUIDELINE ONLY AND IT IS NOT INTENDED TO BE A HARD AND FAST RULE. TREE AGE, HEALTH AND PROXIMITY TO IMPROVEMENTS CAN AFFECT WORKING DISTANCES.

1 TREE PROTECTION

SCALE: NOT TO SCALE

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

PLANS ARE HEREBY APPROVED FOR ONE YEAR FROM DATE OF DEVELOPMENT SERVICES APPROVAL.

APPROVED BY:

DEVELOPMENT SERVICES

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

REVISION #: DATE:

PROJECT NAME

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
CASTLE ROCK, COLORADO
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS
100% CONSTRUCTION PLANS, NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

SHEET TITLE

DETAILS

SHEET NUMBER

LD.1

SHEET 11 OF 13

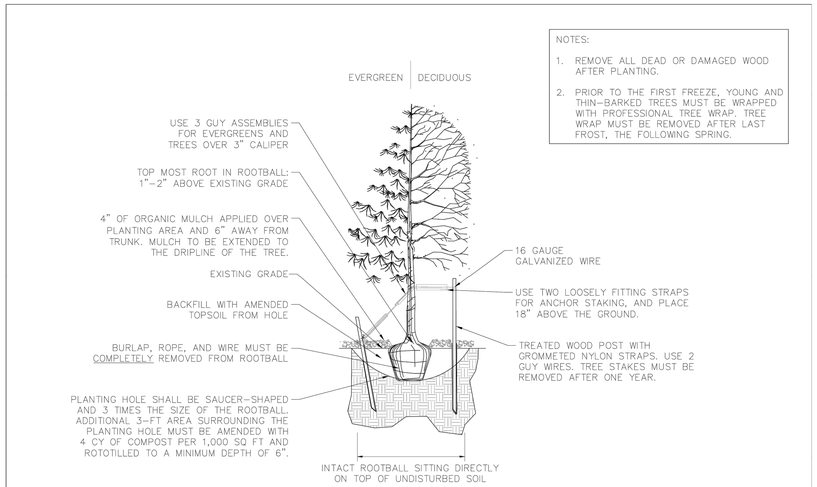
September 11, 2024

9/11/2024 11:08 AM, 11:08 AM P:\FOUNDERS VILLAGE\TURF REPLACEMENT MASTER PLAN\CAD\LANDSCAPE ARCHITECTURE\1.1-SHEETS\PHASE 1C DETAILS PHASE 1C.DWG 1

FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

STREETSCAPE IMPROVEMENTS
LANDSCAPE AND IRRIGATION CONSTRUCTION PLANS

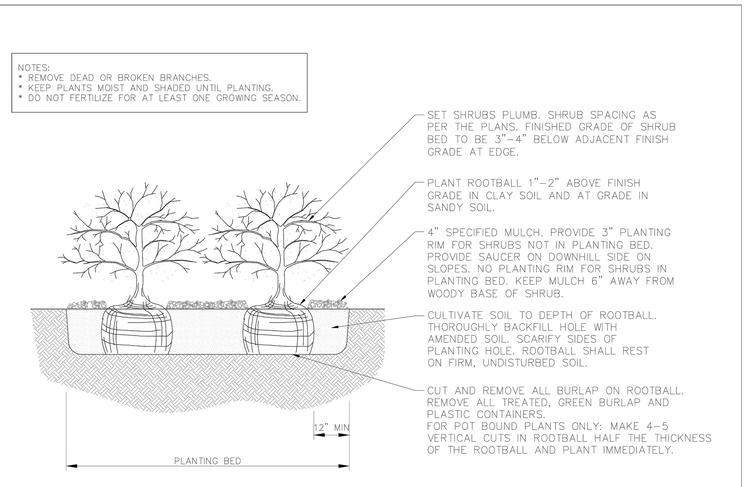
BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEARING NORTH 89°23'49" EAST, A DISTANCE OF 1,313.91 FEET
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
TOWN OF CASTLE ROCK PROJECT NO. CD24-0024



Sheet Revisions		Town of Castle Rock	TREE PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		LS-1
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 2

1 TREE PLANTING

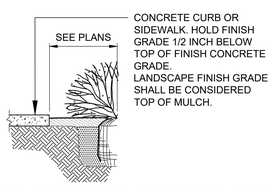
SCALE: NOT TO SCALE



Sheet Revisions		Town of Castle Rock	SHRUB PLANTING	DETAIL PLAN NO.
Date	Comments	100 N. Wilcox St. Castle Rock, CO 80104 Phone: (720) 733-2200 Fax: (720) 733-2217 Development Services		LS-3
3/21	STAFF CHANGES		Issued By: Town of Castle Rock, Development Services March 31, 2021	Sheet 1 of 1

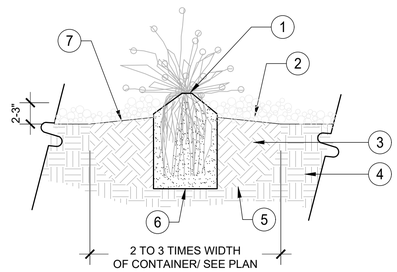
2 SHRUB PLANTING

SCALE: NOT TO SCALE



3 PLANTER BED ADJACENT TO CONCRETE CURB

SCALE: NOT TO SCALE

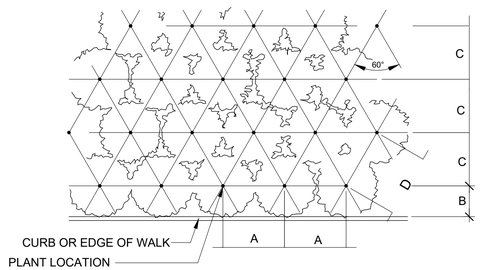


1. PERENNIAL RE: PLANTING PLANS
2. CEDAR OR ROCK MULCH
3. PLANTING BACKFILL MIX
4. SUBGRADE
5. SCARIFY SIDES AND BOTTOM OF PLANTING PIT
6. FLAT BOTTOM OF HOLE
7. SLOPE TOP OF PLANTING PIT, ALLOW FOR POSITIVE DRAINAGE

NOTES:
1. DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
2. PRUNE ALL DEAD FOLIAGE.
3. HANDLE ONLY BY ROOTBALL.
4. REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
5. PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
6. BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
7. REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

4 TYPICAL PERENNIAL PLANTING

SCALE: NOT TO SCALE



PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

4 TYPICAL PLANT SPACING

SCALE: NOT TO SCALE

PROJECT NO: CD24-0024
SARAH MOLL, PLA
CO STATE LICENSE: 843

TOWN OF CASTLE ROCK APPROVAL

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terracina design
12020 E. Girard Ave, Ste A-314
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REVISION #: DATE:

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SHEET12 OF 13

September 11, 2024

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FOUNDERS VILLAGE TURF REDUCTION PHASE 1C
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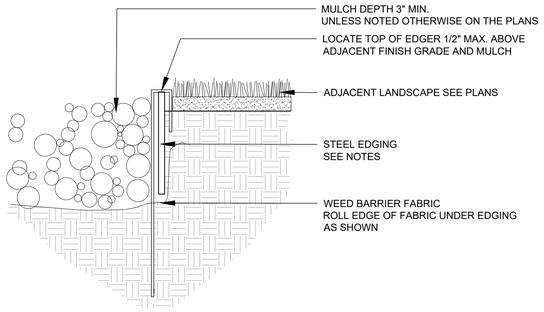
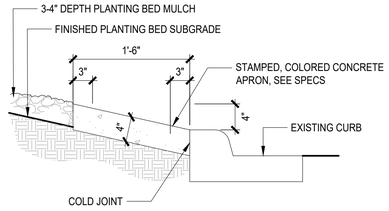


NOTES:

1. STEEL EDGING SHALL BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
2. EDGING SHALL BE POWDER COATED, BLACK
3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
4. ALL JOINTS SHALL BE SECURELY STAKED.

1 STEEL EDGER

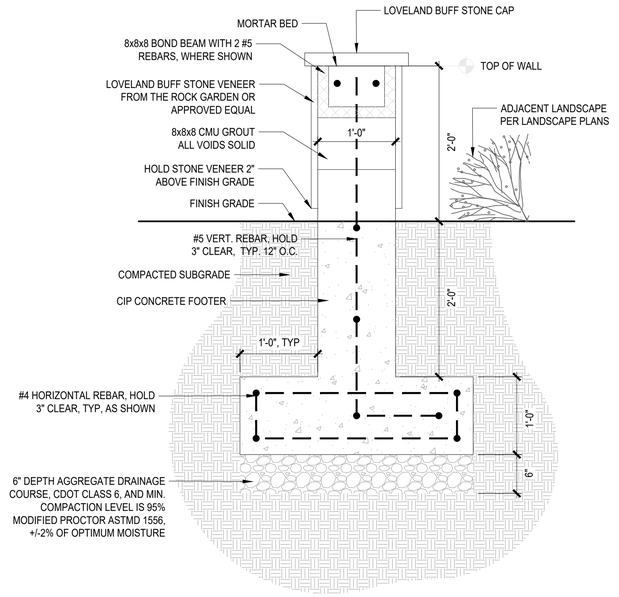
SCALE: NOT TO SCALE



NOTES:
1. INSTALL EXPANSION JOINTS & SAW-CUT CONTROL JOINTS PER TOWN OF CASTLE ROCK STANDARD SPECS AND DETAILS

2 CONCRETE APRON SECTION

SCALE: NOT TO SCALE



3 LOVELAND BUFF WALL

SCALE: NOT TO SCALE

terragina design
10200 E. Girard Ave, Ste A-314
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ph: 303.632.8867

DATE:

REVISION #:

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